

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE
(DUE TO RELOCATION)



PRICE REDUCED

THE MILL HACKING STREET NELSON BB9 8DY

- 1,598 sq. m (17,200 sq. ft.)
- Close to Junction 14 of the M65 motorway
- Of interest to owner occupiers and investors
- Modern double bay warehouse to the rear

LOCATION

Situated on Hacking Street which is accessed from Leeds Road (A56) via Edward Street.

Leeds Road links Nelson with Junction 14 of the M65. Junction 14 is approximately 1.5 miles distant. The property is in a popular commercial area of Nelson at the edge of the Whitewalls Industrial Estate where occupiers include Graham Engineering, Matthew Kibble Transport and Woodhead Bros.

DESCRIPTION

Industrial/warehouse property constructed in various sections. To the side of the property is a loading bay accessed from Hacking Street which provides internal dock level access to a rear warehouse section beneath a steel portal frame roof clad in sheet metal.

Along the frontage to Hacking Street is a frontal open plan office area with rear packing room. This area could be opened up into one large area if required.

To the side of this is a private meeting room, kitchen with rear stores and ladies and gents WC's.

To the rear of the property is a modern warehouse section of steel portal frame construction in two bays with an eaves height of approximately 5 metres. To the rear of this area is a brew station and WC. Access for loading purposes to this area is via a gated yard.

The property could be occupied as a whole or there is the opportunity to split the building into various units for letting purposes.

ACCOMMODATION

Side loading bay and rear warehouse	523 sq. m (5,630 sq. ft.)
Rear modern warehouse	672 sq. m (7,234 sq. ft.)
Frontal office and packing room	269 sq. m (2,896 sq. ft.)
Office and rear stores	134 sq. m (1,442 sq. ft.)

Total gross internal floor area
1,598 sq. m (17,200 sq. ft.)

EXTERNALLY

Rear gated yard area providing access to the rear warehouse.

RATING

The property has a current Rateable Value of £21,250 we are verbally informed by the Local Authority.

SERVICES

All mains services are available including three phase electricity. The frontal offices are heated via a gas fired hot water central heating system.

SERVICES RESPONSIBILITY

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

TENURE

Leasehold for a term of 950 years.

PRICE

Offers in the region of £699,999.

VAT

VAT is not applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Rating of E which is valid until 1st August 2029. A copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

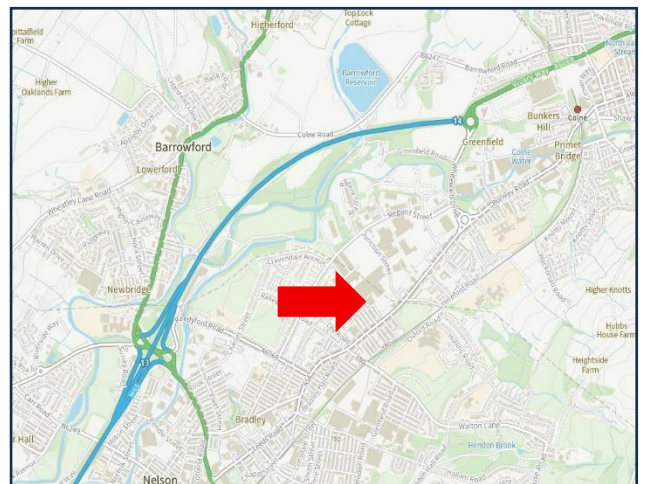
MONEY LAUNDERING

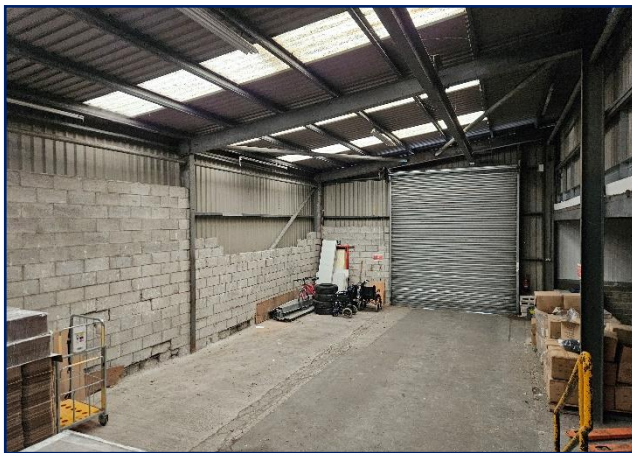
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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